

**NOTICE OF TYPE II  
DEVELOPMENT REVIEW  
APPLICATION AND OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**

**November 25, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

**Date of this notice: November 10, 2009**

**Project Name: 139<sup>th</sup> STREET PLAZA**

**Case Number: PLD2009-00050; PSR2009-00042; SEP2009-00092**

**Location: 406 NE 139<sup>th</sup> Street**

**Request:** The applicant is proposing to divide approximately 4.68 acres located in an ML (Light Industrial) zoning district into four (4) parcels, and then is requesting site plan approval for an existing automotive shop on Lot 1, a veterinary clinic on Lot 2 and a mini-storage facility on Lot 4. No development is proposed for Lot 3 at this time.

**Applicant:** J.A. Morris Construction LLC  
P.O. Box 12645  
Olympia, WA 98508  
(360) 570-8515 [phone]; (360) 570-8513 [fax]  
[kim@jamorrisconstruction.com](mailto:kim@jamorrisconstruction.com)

**Contact Person:** Same as applicant

**Property Owner:** Tom and Holly Gaynor  
12915 NE 176<sup>th</sup> Circle  
Battle Ground, WA 98604

**Zoning:** ML (Light Industrial)

**Comp Plan Designation:** ML (Light Industrial)

**Parcel Number:** 185402-000

**Township:** 3 North                      **Range:** 1 East                      **SE ¼ of Section:** 22

**Applicable Code Sections:**

40.200 (General Provisions); 40.230.080 (Industrial Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); Title 14 (Buildings and Structures); and Title 15 (Fire Code).

**Neighborhood Contact:**

North Salmon Creek Neighborhood Association  
Barbara Anderson, President  
105 NE 150<sup>th</sup> Street  
Vancouver, WA 98685  
(360) 573-2240  
E-mail: [barbara.anderson@msn.com](mailto:barbara.anderson@msn.com)

**Staff Contact Person:**

**Planner:** Vicki Kirsher (360) 397-2375, ext. 4178

E-mail: [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)

**Team Leader:** Travis Goddard (360) 397-2375, ext. 4180.

**Please email SEPA comments to: [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)**

**Responsible Official:** Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date:** October 7, 2009

**Fully Complete Date:** October 28, 2009

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**Timelines/Process:**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

**Appeal Process:**

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

**SEPA Appeals:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Add Attachment for Agencies:**

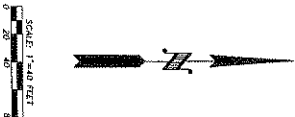
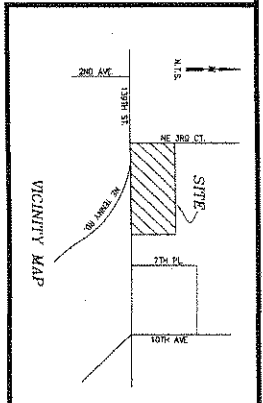
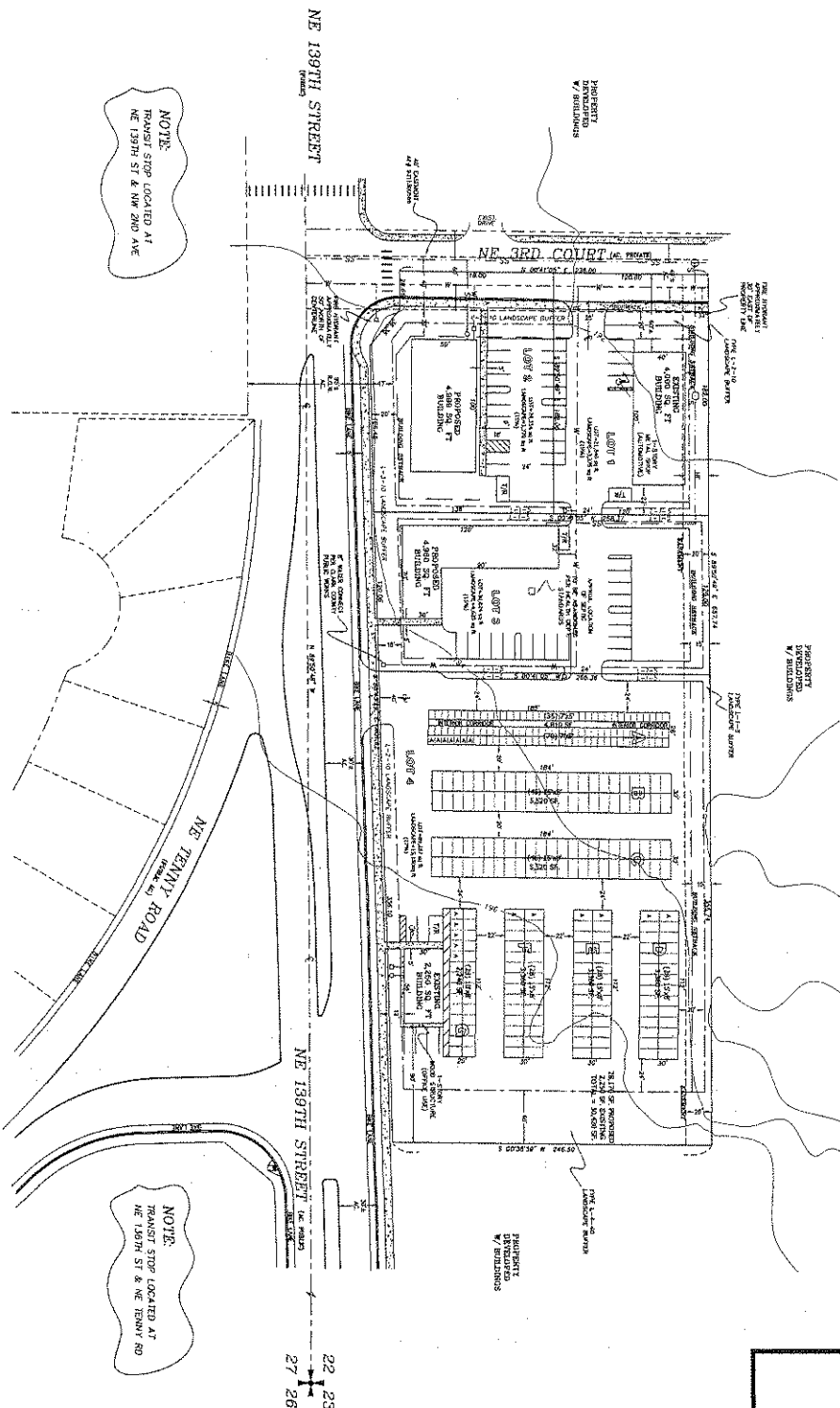
- SEPA checklist



APPLICANT: J.A. Morris Construction LLC  
 ADDRESS: P.O. Box 12645  
 OLYMPIA, WA 98512  
 PHONE: (360) 579-6519  
 CONTACT: Ken Andrews  
 EMAIL: Ken@jmorrisllc.com

OWNER: Tom Gaynor  
 ADDRESS: 12915 NE 176th Circle  
 OLYMPIA, WA 98512  
 PHONE: (360) 583-6803  
 EMAIL: tom@gaynor.com

ENGINEER: Byron Wolsteadt, P.E.  
 COMPANY: 217 NE 61st Street, Suite 202  
 OLYMPIA, WA 98512  
 PHONE: (360) 290-9400



**SITE INFORMATION:**

4.20 Acres per ROW agreement w/ Clark County  
 185402-009  
 4.20 Acres per ROW agreement w/ Clark County  
 185402-009

**NOTES:**

CONTOURS WERE DERIVED WITH INFORMATION DERIVED FROM CLARK COUNTY, WA ONLINE MAPS. NO WELLS ON SITE WERE FOUND.

**LEGEND:**

- FENCE LINE (EXISTING)
- LOT LINE
- SETBACK LINE
- EASEMENT
- DESIGN B-0-0-W (W)
- CENTERLINE
- BULKHEAD LINE

NOTE:  
 TRANSIT STOP LOCATED AT  
 NE 139TH ST & NW 2ND AVE

NOTE:  
 TRANSIT STOP LOCATED AT  
 NE 16TH ST & NE TENNY RD

Reviewed:  Checked By:  JCR CONSULTING 8000 1ST AVE NE OLYMPIA, WASHINGTON 98512 (360) 581-0554	Approved:  J.A. Morris Construction LLC P.O. Box 12645 Olympia, WA 98512 360.579.6519	Owner:  Tom Gaynor 12915 NE 176th Circle BATTLEGROUND, WASHINGTON 98504	Sheet Contents:  Site Plan 139th STREET PLAZA SHORT PLAT	Drawn: J.W.L. Designed:  Date: October 2009 Revised: 10/27/09 Sheet: 103-01SP SHEET 1 of 2
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# Property Owners

that were mailed the notice

NE 1/4 of Section 27 T3R1E WM

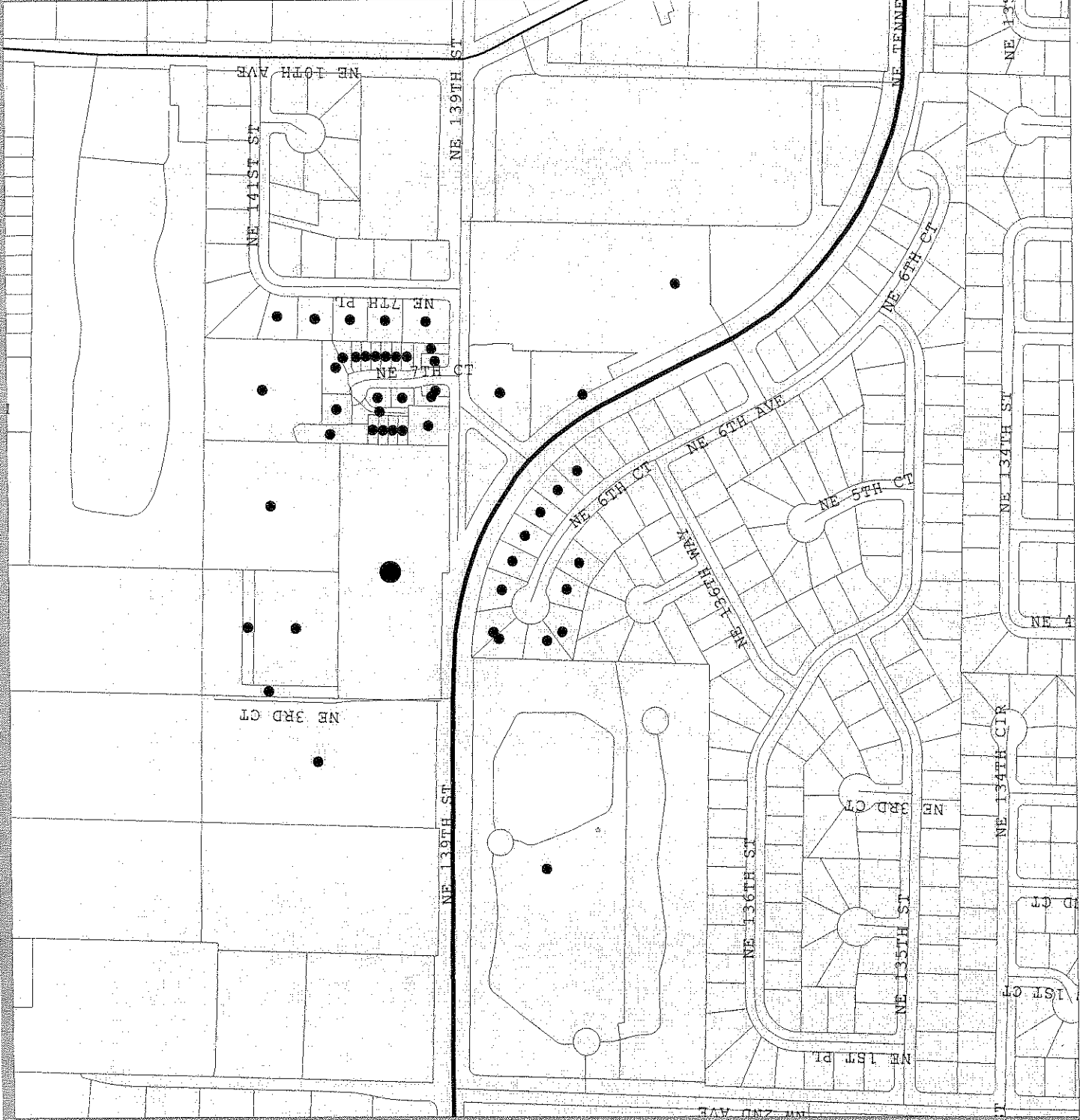
- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

<Empty Picture>

Plot Date: Nov 9, 2009  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:4450.54) 100 0 100 200 300 400 Feet



## A. Background

1. Name of proposed project, if applicable: 139TH STREET PLAZA
2. Name of applicant: J.A. MORRIS CONSTRUCTION
3. Address and phone number of applicant and contact person: P.O. BOX 12645  
OLYMPIA, WA  
98508
4. Date checklist prepared: 9-11-09
5. Agency requesting checklist: CLARK COUNTY PLANNING
6. Proposed timing or schedule (including phasing, if applicable):  
FOLLOWING CLARK COUNTY APPROVAL, WITHIN 5 YEARS
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. YES, A SHORT PLAT IS PROPOSED AT THIS TIME. DEVELOPMENT OF EACH LOT IS PLANNED FOR THE FUTURE.
8. List any environmental information that has been or will be prepared related to this proposal. ARCHAEOLOGICAL PREDETERMINATION REPORT.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.  
UNKNOWN AT THIS TIME
10. List any government approvals or permits needed for your proposal:  
ARCHAEOLOGICAL DETERMINATION
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
  
THIS APPLICATION PROPOSES TO SUBDIVIDE APPROXIMATELY 3.83 ACRES IN A ML ZONING DISTRICT INTO A 4-LOT SHORT PLAT. AN EXISTING AUTOMOTIVE SHOP WILL REMAIN ON LOT 1, A 4,900 SQ. FT. AUTOMOTIVE SERVICE IS PROPOSED FOR LOT 2, A 4,980 SQ. FT. AUTOMOTIVE SHOP IS PROPOSED ON LOT 3 AND A 29,850 SQ. FT. MINI-STORAGE COMPLEX IS PROPOSED FOR LOT 4 (TO RETAIN THE EXISTING HOUSE FOR THE OFFICE).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist. 406 NE 139TH STREET AND 14100 NE 3RD CT, VANCOUVER, WA. PARCEL NO 185402000 SW 1/4 SW 1/4 SEC. 22, T.3 N., R.1E, W.M. LEGAL DESCRIPTION: #5 #30 #71 SEC. 22, T.3 N., R.1E, W.M. - SEE ATTACHED EXHIBIT "A"

## B. Environmental Elements

### 1. Earth

Agency  
Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_
- b. What is the steepest slope on the site and the approximate percentage of the slope? FAIRLY FLAT, WITH A VERY SLIGHT SLOPE.
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. GEB, 94% PARCEL - OdB, 6% PARCEL NON HYDRIC, 94% PARCEL - HYDRIC 6% PARCEL
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. NONE KNOWN
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. GRADING OF ON-SITE MATERIALS FOR STORM, UTILITIES AND PARKING
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. NO, THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF CCC 40.380.050
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? @ 85%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

PROPOSED MEASURES INCLUDE  
SILT FENCES, STABILIZED CONSTRUCTION  
ENTRANCES AS REQUIRED

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## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

TYPICAL VEHICLE AND EQUIPMENT  
EMISSIONS DURING CONSTRUCTION

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

NONE KNOWN

- c. Proposed measures to reduce or control emissions or other impacts to air:

NONE

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## 3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

NONE KNOWN

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

NO

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

NO

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

NO

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

PROJECT IS SERVED BY  
CLARK REGIONAL WASTEWATER  
AND CLARK COUNTY PUBLIC UTILITIES.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

STORMWATER FROM IMPERVIOUS SURFACES  
WILL BE COLLECTED AND CONVEYED TO  
ENGINEERED AND APPROVED STORMWATER  
FACILITIES.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

NO

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

APPROVED EROSION CONTROL  
MEASURES WILL BE USED AS  
REQUIRED DURING CONSTRUCTION  
AND ALL RAW (PERVIOUS) SURFACES  
WILL BE TREATED AND/OR  
FINISHED WITH APPROVED  
LANDSCAPING MATERIALS  
AND METHODS.

#### 4. Plants

Agency  
Use only

- a. Check or circle types of vegetation found on the site:

- ☒ Deciduous tree: alder, maple, aspen, other
- ☐ Evergreen tree: fir, cedar, pine, other
- ☐ Shrubs
- ☐ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ Water plants: water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

SITE WILL BE CLEARED FOR DEVELOPMENT  
SOME PERIMETER PLANTS/TREES WILL  
REMAIN IN LANDSCAPED AREAS

- c. List threatened or endangered species on or near the site.

NONE KNOWN

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

APPROVED LANDSCAPE PLAN THAT  
WILL INCLUDE TREES, SHRUBS AND  
GRASS TO MEET OR EXCEED  
REQUIREMENTS

#### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other; NONE KNOWN
- ☐ Mammals: deer, bear, elk, beaver, other; and, NONE KNOWN
- ☐ Fish: bass, salmon, trout, herring, shellfish, other. NONE

- b. List any threatened or endangered species known to be on or near the site.

NONE KNOWN

- c. Is the site part of a migration route? If so, please explain.

NO

- d. List proposed measures to preserve or enhance wildlife:

N/A

## 6. Energy and natural resources

Agency  
Use only

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
ELECTRIC & NATURAL GAS  
USED FOR GENERAL POWER AND  
HEATING/COOLING.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.  
NO
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:  
ALL IMPROVEMENTS WILL BE DESIGNED  
TO MEET OR EXCEED THE WASHINGTON  
STATE ENERGY CODE.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.  
ABANDONMENT OF EXIST. SEPTIC TANK
- 1) Describe special emergency services that might be required.  
N/A
  - 2) Proposed measures to reduce or control environmental health hazards, if any:  
THE EXISTING SEPTIC TANK WILL  
BE ABANDONED PER D.O.E.  
STANDARDS.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?  
NONE KNOWN OTHER THAN  
NORMAL TRAFFIC.
  - 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.  
STANDARD CONSTRUCTION EQUIPMENT  
AND ADDITIONAL TRAFFIC DURING  
NORMAL BUSINESS HOURS.
  - 3) Proposed measures to reduce or control noise impacts:  
WORK TO BE COMPLETED  
DURING NORMAL BUSINESS  
HOURS.

8. Land and shoreline use

Agency  
Use only

- a. What is the current use of the site and adjacent properties?  
EXISTING AUTO SERVICE BUSINESS, EXISTING PAVING BUSINESS AND EXISTING NATUROPATH BUSINESS. ADJACENT PROPERTIES INCLUDE SINGLE & MULTI FAMILY RESIDENTIAL, LIGHT INDUSTRIAL ALONG THE NORTH BOUNDARY.
- b. Has the site been used for agriculture? If so, please describe.  
NO
- c. Describe any structures on the site.  
4000 S.F. AUTO SERVICE BLDG., APPROX. 2,250 SF HOUSE AND GARAGE. AND APPROX 2500 SF WAREHOUSE/STORAGE BLDG.
- d. Will any structures be demolished? If so, please describe.  
YES WAREHOUSE/STORAGE BLDG AND GARAGE NEXT HOUSE.
- e. What is the current zoning classification of the site?  
ML -
- f. What is the current comprehensive plan designation of the site?  
ML
- g. What is the current shoreline master program designation of the site?  
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.  
NO
- i. How many people would reside or work in the completed project?  
APPROX. 35-40
- j. How many people would the completed project displace?  
NONE KNOWN
- k. Please list proposed measures to avoid or reduce displacement impacts:  
N/A
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:  
COMPLY WITH CURRENT ZONING ORDINANCES, REGULATIONS AND INCORPORATE GUIDELINES FOR DESIGN, PARKING & LANDSCAPING.

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9. **Housing**

Agency  
Use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

NONE

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

NONE

- c. List proposed measures to reduce or control housing impacts:

N/A

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10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials? SINGLE STORY BLDGS. WITH APPROX. 35' HEIGHT. EXTERIOR BLDG. MATERIALS TO BE A COMBINATION OF METAL, WOOD AND BRICK

- b. What views in the immediate vicinity would be altered or obstructed?

NONE KNOWN

- c. Proposed measures to reduce or control aesthetic impacts:

INCORPORATE GUIDELINES INTO THE DESIGN.

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11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

POTENTIAL GLARE FROM GLASS DURING DAYTIME HOURS AND LIGHT FROM PARKING LOT LIGHTING DURING THE NIGHT

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NONE KNOWN

- c. What existing off-site sources of light or glare may affect your proposal?

NONE KNOWN

- d. Proposed measures to reduce or control light and glare impacts:

PARKING LOT LIGHTING TO BE FOCUSED DOWNWARD AND UPWARD TO TRAFFIC AREAS.



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**12. Recreation**Agency  
Use only

- a. What designated and informal recreational opportunities are in the immediate vicinity?

W B FULLER PARK

- b. Would the project displace any existing recreational uses? If so, please describe.

NONE KNOWN

- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

N/A

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**13. Historic and cultural preservation**

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

NONE KNOWN

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

- c. Proposed measures to reduce or control impacts:

N/A

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**14. Transportation**

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE 3RD CT AND 139TH STREET  
ACCESS TO PROPERTY FROM BOTH  
NE 3RD CT AND 139TH STREET

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO, TRANSIT STOP AT NE 136TH ST @ 300 FT (SOUTH)  
AND NE TENNY RD. AS WELL AS  
NE 139TH ST AND NW 2ND AVE, @ 800 FT (WEST)

- c. How many parking spaces would the completed project have? How many would the project eliminate?

COMPLETED APPROX. 54 STALLS  
EXISTING ON SITE STALLS TO BE  
RELOCATED AND INCORPORATED  
IN PROPOSED DESIGN

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. CLARK COUNTY FRONTAGE IMPROVEMENTS, SALMON CREEK INTERCHANGE PROJECT FOR NE 139TH AND PARTIAL IMPROVEMENTS PROJECT FOR NE 320 COURT.
- e. Will the project use water, rail, or air transportation? If so, please describe.  
NO
- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. ESTIMATED 50 PEAK HOUR TRIPS SEE ATTACHED T.I.A.
- g. Proposed measures to reduce or control transportation impacts:  
COMPLY WITH SEPA DETERMINATION

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**15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.  
YES, TYPICAL FIRE & POLICE PROTECTION SERVICES
- b. Proposed measures to reduce or control direct impacts on public services:  
FIRE ALARM, SPRINKLERS AND SECURITY SYSTEMS AS REQUIRED BY BUILDING CODES.

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**16. Utilities**

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: ALL THE ABOVE SERVICES, CLARK REGIONAL WASTEWATER, CLARK COUNTY PUBLIC UTILITIES, LOCAL PROVIDERS OF ABOVE REFERENCE SERVICES.

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**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

*Jim. Andersen* (10-5-09)

Date Submitted: \_\_\_\_\_

10-7-2009